

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>JAMIE LYNN GALLIAN 16222 MONTEREY LANE UNIT 376 HUNTINGTON BEACH, CA 92649 714-321-3449 JAMIEGALLIAN@GMAIL.COM</p> <p><input checked="" type="checkbox"/> Individual appearing without an attorney <input type="checkbox"/> Attorney for:</p>	<p>FOR COURT USE ONLY</p>
<p><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION</b></p>	
<p>In re: JAMIE LYNN GALLIAN</p>	<p>CASE NO.: 8:21-bk-11710-SC CHAPTER: 7</p>
Debtor(s)	<p><b>NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE RE: (title of motion<sup>1</sup>):</b> <u>[DOC 203] Debtors Notice Application To Trustee to Abandon Estate's Interest in Reinvested Funds from Sale of Unit 53, 10/31/2018, APN 937-630-53 To Purchase LBM1081 on November 1, 2018; and against Jamie Gallian Relating to the Purchase in the Personal Property Commonly Known As 16222 Monterey Ln. #376 Huntington Beach, California 92649</u></p>

PLEASE TAKE NOTE that the order titled **ORDER** Authorizing Debtor's Notice/Application to Trustee to Abandon Estate's Interest In Reinvested Funds from Sale of Unit 53, 10/31/2018 APN 937-630-53 To Purchase LBM1081 on November 1, 2018, and against Jamie Gallian Relating to Property Commonly Known as 16222 Monterey Ln. #376 Huntington Beach, CA 92640. was lodged on (date) 9/12/2022 and is attached. This order relates to the motion which is Docket Number 203.

Dated 9/12/2022

  
Jamie Lynn Gallian  
IN PRO PER

<sup>1</sup> Please abbreviate if title cannot fit into text field.

1 JAMIE LYNN GALLIAN, DEBTOR  
2 16222 Monterey Lane, Unit 376  
3 Huntington Beach, CA 92649  
(714)321-3449  
jamiegallian@gmail.com  
4 IN PRO PER

5  
6  
7

8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA**  
10 **SANTA ANA DIVISION**

11 In re	Case No. 8:21-bk-11710-ES
12 JAMIE LYNN GALLIAN,	Chapter 7
13	<b>DEBTOR'S NOTICE TO TRUSTEE TO</b>
14 Debtor.	<b>ABANDON ESTATE'S INTEREST IN</b>
15	<b>REINVESTED FUNDS FROM SALE OF</b>
16	<b>UNIT 53, 10/31/2018 APN 937-630-53 TO</b>
17	<b>PURCHASE LBM1081 ON NOVEMBER 1,</b>
18	<b>2018, AND AGAINST JAMIE LYNN</b>
19	<b>GALLIAN RELATING TO THE</b>
	<b>PURCHASE IN THE PERSONAL</b>
	<b>PROPERTY COMMONLY KNOWN AS</b>
	<b>16222 MONTEREY LN #376,</b>
	<b>HUNTINGTON BEACH, CALIFORNIA</b>
	<b>92649</b>
	[No Hearing Required]

20 **TO ALL CREDITORS AND INTERESTED PARTIES:**

21 **PLEASE TAKE NOTICE THAT JAMIE LYNN GALLIAN** (the "Debtor") in the  
22 bankruptcy estate (the "Estate") of Jamie Lynn Gallian (the "Debtor"), seeks to have Jeffrey I  
23 Golden ("Trustee") abandon the Estate's interest in debtor's personal residence she resides in and  
24 against Jamie Lynn Gallian ("Gallian") arising solely out of the purchase on November 1, 2018  
25 with reinvested proceeds (the "Reinvested Proceeds") in the property commonly known as  
26 16222 Monterey Lane Dr. Unit 376 , Huntington Beach, California 92649 (the "Property") to  
27 Gallian, including any claims under the Uniform Voidable Transactions Act (California Civil  
28 Code §§ 3439 et seq.) and 11 U.S.C. § 544.

1       The Debtor has investigated the Claims relating to the Purchase of the Property Unit 376,  
2 November 1, 2018, with the funds re-invested from the sale of Unit 53, October 31, 2018, and has  
3 concluded that there is little to no value to the Estate in pursuing the Claims because the Trustee is  
4 not likely to recover more than the fees, perfected liens, and costs to be incurred by the Estate.  
5 Accordingly, the Debtor believes that the Claims are burdensome to the Estate and of  
6 inconsequential value to the Estate. Therefore, the Debtor hereby gives notice of her request the  
7 Trustee to abandon the personal property LBM1081.

8       **NOTICE IS ALSO GIVEN** that, pursuant to Local Bankruptcy Rule 6007-1 and  
9 9013-1(o)(3), any objection and request for a hearing must, not later than fourteen days from the  
10 date of service of this notice, plus an additional three days if served by mail or pursuant to  
11 Fed. R. Civ. P. 5(b)(2)(D) or (F), be filed with the Clerk of the Bankruptcy Court and served on:  
12 (Jamie Lynn Gallian 16222 Monterey Lane Unit 376 Huntington Beach, CA 92649 whose address  
13 is listed on the top left hand corner (2) Jeffrey I. Golden, Trustee, 650 Town Center Drive, Suite  
14 600, Costa Mesa, CA 92626; (3) the Office of the United States Trustee at 411 West Fourth Street,  
15 Suite 7160, Santa Ana, CA 92701;

16       Pursuant to Local Bankruptcy Rule 6007-1(d), if no timely objection and request for a  
17 hearing are filed and served, the Trustee will take the intended action without further notice or  
18 order of the Court. Any objections not timely filed and properly served will be deemed waived.

19       Pursuant to Local Bankruptcy Rule 6007-1(d)(2), aftr 14 days, plus 3 days if mailed, the  
20 Debtor may lodge a proposed order confirming the Trustee abandonment of Unit 376, but is not  
21 required to do so.

22  
23  
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25  
26 DATED: August 25, 2022

*Jamie Lynn Gallian*  
By: JAMIE LYNN GALLIAN

27 DATE OF MAILING: August 25, 2022  
28

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 5801 Skylab Road Huntington Beach, CA 92649

A true and correct copy of the foregoing document entitled (*specify*): DEBTORS NOTICE TO TRUSTEE TO ABANDON ESTATE'S INTEREST IN CLAIMS AGAINST JAMIE LYNN GALLIAN RELATING TO THE NOVEMBER 1, 2018, RE-INVESTMENT OF PROCEEDS FROM SALE OF UNIT 53 OCTOBER 31, 2018, TO DEBTORS PERSONAL RESIDENCE, UNIT 376, THE PROPERTY COMMONLY KNOWN AS 16222 MONTEREY LANE, #376, HUNTINGTON BEACH, CALIFORNIA 92649 will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General

Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document.

On August 25, 2022 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page.

**2. SERVED BY UNITED STATES MAIL:** On \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by causing to be placed a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page.

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on

(date) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows.

Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.  Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 25, 2022

Date

ROBERT MCLELLAND

Printed Name

*Robert McLelland*

Signature

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (“NEF”)**

Aaron E DE Leest on behalf of Trustee Jeffrey I Golden (TR)  
adeleest@DanningGill.com, danninggill@gmail.com;adeleest@ecf.inforuptcy.com

Robert P Goe on behalf of Creditor The Huntington Beach Gables Homeowners Association  
kmurphy@goforlaw.com, rgoe@goforlaw.com;goeforecf@gmail.com

Robert P Goe on behalf of Plaintiff The Huntington Beach Gables Homeowners Association  
kmurphy@goforlaw.com, rgoe@goforlaw.com;goeforecf@gmail.com

Jeffrey I Golden (TR)  
lwerner@wgllp.com, jig@trustesolutions.net;kadele@wgllp.com

D Edward Hays on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates  
ehays@marshackhays.com,  
ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays on behalf of Interested Party Courtesy NEF  
ehays@marshackhays.com,  
ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

D Edward Hays on behalf of Plaintiff Houser Bros. Co.  
ehays@marshackhays.com,  
ehays@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com

Brandon J Iskander on behalf of Creditor The Huntington Beach Gables Homeowners Association  
biskander@goforlaw.com, kmurphy@goforlaw.com

Brandon J Iskander on behalf of Plaintiff The Huntington Beach Gables Homeowners Association  
biskander@goforlaw.com, kmurphy@goforlaw.com

Eric P Israel on behalf of Trustee Jeffrey I Golden (TR)  
eisrael@DanningGill.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com

Laila Masud on behalf of Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates  
lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com

Laila Masud on behalf of Interested Party Courtesy NEF  
lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com

Laila Masud on behalf of Plaintiff Houser Bros. Co.  
lmasud@marshackhays.com, lmasud@ecf.courtdrive.com;kfrederick@ecf.courtdrive.com

Mark A Mellor on behalf of Defendant Randall L Nickel  
mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com

Mark A Mellor on behalf of Interested Party Courtesy NEF  
mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com

Valerie Smith on behalf of Interested Party Courtesy NEF claims@recoverycorp.com

United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

## **2. SERVED BY U.S. MAIL**

Debtor  
Jamie Lynn Gallian  
16222 Monterey Ln SP #376  
Huntington Beach, CA 92649

The Honorable Erithe Smith  
U.S. Bankruptcy Court  
411 West Fourth Street, Suite 5040  
Santa Ana, CA 92701-4593

Employment Development Dept.  
Bankruptcy Group MIC 92E  
P.O. Box 826880  
Sacramento, CA 94280-0001

Franchise Tax Board  
Bankruptcy Section MS: A-340  
P.O. Box 2952  
Sacramento, CA 95812-2952

Santa Ana Division  
411 West Fourth Street, Suite 2030,  
Santa Ana, CA 92701-4500

Association of Flight Attendants  
625 No. River Road Ste. 4020  
Rosemont, IL. 60018

County of Orange  
c/o Treasurer-Tax Collector  
P.O. Box 4515  
Santa Ana CA 92702-4515

David R. Flyer  
4120 Birch St. Ste. 101,  
Newport Beach, CA 92660-2228

Frank Satalino  
19 Velarde Ct.  
Rancho Santa Margarita, CA 92688-  
8502

Gordon Rees Scully & Mansukhani  
5 Park Plaza Ste. 1100  
Irvine, CA 92614-8502

Houser Bros. Co.  
DBA Rancho Del Rey Estates  
16222 Monterey Ln  
Huntington Beach CA 92649-6214

Houser Bros. Co.dba Rancho De1  
Rey Mobile Home Estates  
17610 Beach Blvd Ste. 32  
Huntington Beach, CA 92647-6876

Huntington Beach Gables H0A  
c/o Feldsott & Lee  
23161 Mill Creek Dr. Ste. 300 Laguna  
Hllls, CA 92653-7907

Huntington Beach Gables  
Homeowners Associati  
Epstein, Grinnel & Howell, APC  
10200 Willow Creek Rd Ste 100  
San Diego CA 92131-1655

Houser Bros. Co. dba Rancho Del Rey  
Mobile H  
c/o Marshack Hays LLP  
870 Roosevelt  
Irvine, CA 92620-3663

BS Investors  
Robert P. Warmington C/o  
Gorden May Grant, Genovese &  
Baratta  
2030 Hain St. Ste. 1600  
Irvine, CA 92614

Feldsott & Lee  
23161 Mill Creek Drive Ste 300  
Laguna Hills, CA 92653-7907

Gordon Rees Scully & Mansukhani  
633 W 5th Street, 52nd Floor  
Los Angeles, CA 90071-2005

Houser Brothers Co.  
dba Rancho Del Rey Mobilehome Est.  
17610 Beach Blvd. Ste. 32  
Huntington Beach, CA 92647-6876

Huntington Harbor Village  
16400 Saybrook  
Huntington Beach, CA 92649-2277

Huntington Hobile Home Inv. LLC.  
430 S. San Dimas Ave.  
San Dimasa CA 91773-4045

Huntington Mobile Home Investments  
16400 Saybrook Lane  
Huntington Beach, CA 92649-2277

Huntington Mobile Home Investments  
LLC  
1100 Newport Beach Blvd. Ste 1150  
Newport Beach, CA 92560

Internal Revenue Service Insolvency  
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Philadelphia, PA 19101-7346

James H Cosello  
Casello & Lincoln,  
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Santa Ana, CA 92701-5017

Internal Revenue Service  
PO Box 7346  
Philadelphia, 19101-7346

Janine Jasso  
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Jennifer Paulin  
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Huntington Beach, CA 92649-2286

J-pad, LLC  
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Torrance, CA 90503-6428

Lee Gragnano  
16062 Warmington Ave.  
Huntington Beach, CA 92649-2285

Lindy Beck  
4443 Chase Dr.  
Huntington Beach, CA 92649-2297

Jamie Lynn Gallian  
16222 Monterey Ln #376 Huntington  
Beach, CA 92649-2258

Lisa T. Ryan  
20949 Lassen St. Apt 208  
Chatsworth, CA 91311-4239

Lori Burrett  
16107 Sherlock Lane  
Huntington Beach, CA 92649-2293

Mark A.Mellor Mellor Law Firm  
c/o Randall Nickell  
6800 Indiana Ave.  
Riverside, CA 92506-4267

Orange County Alternate Defender  
600 Santa Ana Blvd, Ste 600  
Santa Ana CA 92701-4552

Patricia Ryan  
20949 Lassen St. Apt 208  
Chattsworth, CA 91311-4239

Randall Nickell  
4476 Alderport Dr.  
Huntington Beach. CA 92649-2288

Rutan & Tucker  
18575 Jamboree Rd 9th Fl  
Irvine CA 92612-2559

Superior Court of CA  
County of Orange  
711 Civic Center Dr West  
Santa Ana CA 92701-3907

Ted Phillips  
17142 Sandra Lee  
Huntington Beach, CA 92649

Orange County Public Defender  
801 Civic Center Dr  
West Santa Ana, CA 92702

People of the St of CA  
8141 13th St  
Westminster CA 92683-4576

Randell Nickel  
c/o Mark Mellor, Esq.  
6800 Indiana Ave. Ste. 220  
Riverside, CA 92506-4267

S4 A California Limited Partnership  
1001 Cove St Ste 230  
Newport Beach CA 92660

Stanley Feldsott: Esq  
Feldsott & Lee  
23161 Mill Creek Drive  
Laguna Hills, CA 92653-7907

The Huntington Beach Gables  
Homeowners Association  
c/o Epsten Grinnell & Howell,  
APC 10200 Willow Creek Road,  
Ste 100  
San Diego, CA 92131

The Huntington Beach Gables  
Homeowners Assoc  
c/o Goe Forsythe & Hodges LLP

US BANK  
PO BOX 5229  
CINCINNATI OH 45201-5229

Jennifer Paulin  
4446 Alderport Dr.  
Huntington Beach, CA 92649-2286

United States Trustee (SA)  
411 W Fourth St., Suite 7160  
Santa Ana, CA 92701-4500

Vivienne J Alston  
Alston, Alston & Diebold  
27201 Puerta Real Ste 300 Mission  
Viejo, CA 92691-8590

Jeffrey I Golden (TR)  
650 Town Center Drive, Suite 600  
Costa Mesa, CA 92626-7121

Janine Jasso  
16025 Warmington Lane  
Huntington Beach CA 92649-2278

Jamie Lynn Gallian  
16222 Monterey Ln Unit 376  
Huntington Beach, CA 92649-2258

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

5801 Skylab Road, Huntington Beach, CA 92649

A true and correct copy of the foregoing document entitled: **NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 9/12/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

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Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

9/12/2022  
Date

Robert McLelland  
Printed Name

*Robert McLelland*  
Signature